147.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	708,900 / 708,900
					USE VALUE:	708,900 / 708,900
					ASSESSED:	708,900 / 708,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOSCARITOLO ROSE MARIE
Owner 2:	
Owner 3:	
Street 1:	89 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MOSCARITOLO JERRY G--ETAL -
Owner 2:	MOSCARITOLO ROSE MARIE -
Street 1:	89 COOLIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1250 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5491.000	237,600	3,500	467,800	708,900
Total Card	0.126	237,600	3,500	467,800	708,900
Total Parcel	0.126	237,600	3,500	467,800	708,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 567.12 /Parcel: 567.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 96611

GIS Ref

GIS Ref

Insp Date 04/23/18

!11491!

PREVIOUS ASSESSMENT

Parcel ID 147.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	237,600	3500	5,491.	467,800	708,900		Year end	12/23/2021
2021	101	FV	230,800	3500	5,491.	467,800	702,100		Year End Roll	12/10/2020
2020	101	FV	230,900	3500	5,491.	467,800	702,200	702,200	Year End Roll	12/18/2019
2019	101	FV	201,400	3500	5,491.	438,500	643,400	643,400	Year End Roll	1/3/2019
2018	101	FV	201,400	3500	5,491.	362,500	567,400	567,400	Year End Roll	12/20/2017
2017	101	FV	201,400	3500	5,491.	333,300	538,200	538,200	Year End Roll	1/3/2017
2016	101	FV	201,400	3500	5,491.	304,100	509,000	509,000	Year End	1/4/2016
2015	101	FV	190,300	3500	5,491.	298,200	492,000	492,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:36:29

LAST REV

Date	Time
11/17/21	10:01:20
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11491

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSCARITOLO JER	31336-111		4/25/2000	Family	1	No	No		
	10175-276		11/30/1962		17,500	No	No		N

USER DEFINED

Prior Id # 1:	96611
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2013	1280	Redo Kit	19,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2018	Meas/Inspect	BS	Barbara S
1/16/2014	Info Fm Prmt	EMK	Ellen K
11/18/2008	Meas/Inspect	345	PATRIOT
12/6/1999	Inspected	197	PATRIOT
11/17/1999	Measured	272	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5491		Sq. Ft.	Site		0	80.	1.06	9									467,785						467,800	

Total AC/HA:	0.12606	Total SF/SM:	5491	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	467,785	Spl Credit		Total:	467,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LIGHT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98198181
Adj $ / SQ:	178.966
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344369
Depreciation:	106754
Depreciated Total:	237614

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

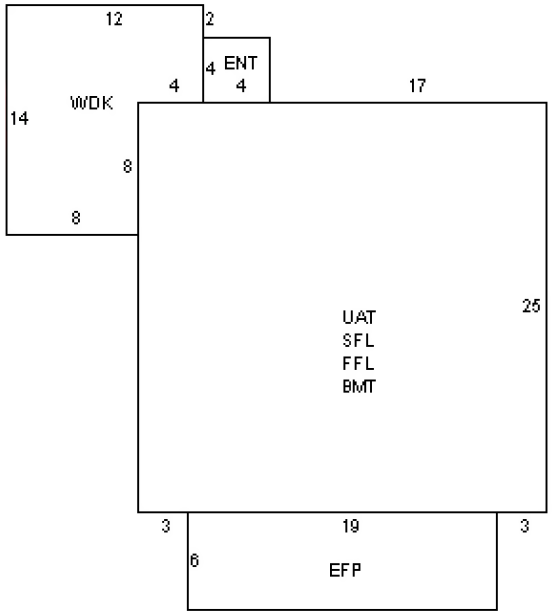
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.97
Special Features:	0	Val/Su Net:	103.44
Final Total:	237600	Val/Su SzAd	190.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	625	53.690	33,556
FFL	First Floor	625	178.970	111,854
SFL	Second Floor	625	178.970	111,854
UAT	Upper Attic	156	71.590	11,185
WDK	Deck	136	13.110	1,783
EFP	Enclos Porch	114	50.190	5,721
ENT	ENTRY	16	25.920	415
	Net Sketched Area:	2,297	Total:	276,368
Size Ad	1250	Gross Area	2766	FinArea 1250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

147.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1928	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500

IMAGE

AssessPro Patriot Properties, Inc